

# CITY OF BEAVERTON

## PLANNING COMMISSION

### FINAL AGENDA

BEAVERTON CITY HALL  
**COUNCIL CHAMBERS**  
4755 SW GRIFFITH DRIVE  
BEAVERTON, OR 97005

**DECEMBER 6, 2000**

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

NEW BUSINESS

#### PUBLIC HEARINGS

1. **TREASURE ISLAND CHINESE RESTAURANT**

*(Request for continuance)*

The following land use application has been submitted to construct a new restaurant at 15930 SW Regatta Lane. The development proposal is located on Assessor's Map 1S1-05BA, on Tax Lot 1600. The site is zoned Office Commercial (OC) and is approximately .70 acres.

CUP2000-0025: Conditional Use Permit

The applicant requests approval of a Conditional Use Permit (CUP) in order to allow an eating and drinking establishment at this location.

2. **VOICESTREAM MONOPOLE AT 7675 SW NIMBUS AVENUE**

The following land use application has been submitted to construct a wireless communications monopole and accessory equipment on the northeast corner of the Parkside Mini-Storage property located north of SW Cirrus Drive and west of Highway 217. The development proposal is located on Washington County Assessor's Map 1S1-22DD on Tax Lots 300, 500, 600, 401 and on Assessor's Map 1S1-22DC on Tax Lots 100, 200, and 300. All parcels are zoned Campus Industrial (CI).

CUP2000-0023: Type III Conditional Use Permit - Use

The applicant requests approval of a Conditional Use Permit (CUP) to construct a monopole and antenna within the CI zone. Utility facilities are identified as a conditional use within the CI zone.

3. **SEXTON CREST DEVELOPMENT**

The following land use applications have been submitted to construct a single-family and multi-family development located at the northwest corner of SW Maverick Terrace and SW Murray Boulevard. The development proposal is located on Washington County Assessor's Map 1S1-29AD on Tax Lots 200 and 301. All parcels are zoned Urban Standard Density (R-5) and are approximately 20 acres in size.

a. CUP2000-0028: Sexton Crest Development Conditional Use Permit (PUD)

The applicant requests approval of a Conditional Use Permit (CUP) for the Sexton Crest Planned Unit Development (PUD). The CUP will review the development of single-family homes and multi-family

units as one planned development. Additionally the applicant is requesting a condition to be established for the multi-family development allowing additional parking beyond the maximum number allowed and modifications to various site development requirements.

b. TPP2000-0002: Sexton Crest Tree Preservation Plan

The applicant requests a Tree Preservation Plan to preserve and remove trees located along the western portion of the project area around Sexton Peak. The Tree Preservation Plan is proposed with this project to evaluate the preservation and removal of significant trees in this area as a part of the proposed residential development.

4. **CONNOR COMMONS COMPREHENSIVE PLAN AMENDMENT AND REZONE**

The following land use applications have been submitted for a Comprehensive Plan Amendment and Zone Change of two parcels located north of SW Walker Road and east of SW 150th Avenue at 430 and 450 SW 150th Avenue. The applicant requests a Comprehensive Plan Amendment from its current Comprehensive Plan designation of Urban Standard Residential to Urban Medium Residential and a zone change of these parcels from its current zoning of Urban Standard Density (R-7) to Urban Medium Density (R-2). The development proposal is located on Washington County Assessor's Map 1S105AD on Tax Lots 5905 and 6000. The two parcels are approximately 3.6 acres in size.

a. CPA2000-0008: Comprehensive Plan Amendment

Request for approval to modify the existing Comprehensive Plan designation from Urban Standard Residential to Urban Medium Residential.

b. RZ2000-0010: Zone Change

Request for approval to modify the existing zoning designation from Urban Standard Density (R-7) to Urban Medium Density (R-2).

APPROVAL OF MINUTES FOR NOVEMBER 1 AND NOVEMBER 8, 2000

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.